

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
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Est. 1998

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- IN THE SAME FAMILY SINCE THE MID 1960's.
- FAR REACHING RURAL VIEWS TO FORE.
- L.P. GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- APPROXIMATELY 1.3 ACRES OF LAND AVAILABLE ON THE OPPOSITE SIDE OF THE ROAD BY SEPARATE NEGOTIATION.
- SEMI-DETACHED HOUSE SET BACK OFF AND ABOVE THE ROAD.
- 3 BEDROOMS. 2 BATHROOMS/WC's.
- SUNNY SOUTH FACING POSITION.
- 3 MILES CROSS HANDS AND ITS BUSINESS PARK.
- 10 MILES SOUTH EAST OF CARMARTHEN.

Bronhaul Isaf
Porthyrhyd
Carmarthen SA32 8BS

£265,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A most conveniently situated **3 DOUBLE BEDROOMED SEMI-DETACHED HOUSE** having an attractive part stone facade that was extended at the rear in the 1970's situated enjoying a **sunny south facing position** with far reaching rural views fronting on to a Class III council maintained road that connects the **B4310 Llanddarog to Drefach road with 'Heol y Foel'**, being located within **half a mile of the 'Mansel Arms' PH and B4310**, is within **1 mile of the A48 dual carriageway at Foelgastell**, is within **1.3 miles of the Convenient Store and Petrol Station at Drefach and Village Shop/Sub Post Office at Porthyrhyd**, is within **2 miles of 'Maes yr Yrfa' Secondary School**, is within **2.5 miles of Llanddarog Primary School and 'National Botanical Garden of Wales'**, is within **3 miles of Cross Hands and its Business Park** and the property is located some **10 miles south-east of the County and Market town of Carmarthen**. The M4 Motorway at Pont Abraham being approximately 6.8 miles distant.

IN THE SAME FAMILY SINCE THE MID 1960's. NO FORWARD CHAIN.

L.P. GAS C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

ARTEXTED AND COVED CEILING. THE FITTED CARPETS ARE INCLUDED.

FAR REACHING RURAL VIEWS ARE ENJOYED TO FORE.

ON THE OPPOSITE SIDE OF THE ROAD LIES APPROXIMATELY 1.3 ACRES OF LAND THAT IS AVAILABLE BY SEPARATE NEGOTIATION.

PVCu part opaque double glazed entrance door to

LIVING/DINING ROOM 22' 3" x 10' 4" ext. to 13' 11" (6.78m x 3.15m ext. to 4.24m) plus the stairwell off with boarded effect laminate flooring. Double aspect. 3 PVCu double glazed windows with **rural views**. 2 Radiators. 2 Wall light fittings. TV and telephone points. 6 Power points. Staircase to First Floor. Understairs storage cupboard off.

FITTED KITCHEN/BREAKFAST ROOM 16' 7" x 10' 11" (5.05m x 3.32m) with boarded effect vinyl floor covering. 2 Radiators. Double aspect. 2 PVCu double glazed windows. Part tiled walls. Plumbing for washing machine. TV point. 14 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl ceramic sink unit, integrated dishwasher and canopied cooker hood. PVCu part opaque double glazed door to

SIDE RECESSED ENTRANCE PORCH

SHOWER ROOM 10' 11" x 4' 2" (3.32m x 1.27m) with tile effect vinyl floor covering. Radiator. PVCu opaque double glazed window. Extractor fan. Fully tiled walls. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. Double shower enclosure to match with electric shower over and sliding shower door.

FIRST FLOOR

LANDING with C/h thermostat control. Access to loft space.



Floor 1

WALK-IN AIRING/LINEN CUPBOARD OFF 6' 11" (2.11m) in depth housing the 'Worcester' L.P. gas fired central heating boiler.

FRONT BEDROOM 1 10' 6" x 8' 7" (3.2m x 2.61m) plus recess off over the stairwell suitable for provision of a wardrobe. Radiator. PVCu double glazed window. 3 Power points.

FRONT BEDROOM 2 14' x 10' 2" (4.26m x 3.1m) overall 'L' shaped with boarded effect laminate flooring. 1 Power point. 2 PVCu double glazed windows to fore. Radiator.

REAR BEDROOM 3 14' 6" x 11' (4.42m x 3.35m) overall 'L' shaped with PVCu double glazed picture window with a far reaching view. Radiator. TV point. 7 Power points.

FAMILY BATHROOM 10' 11" x 6' 6" (3.32m x 1.98m) with tiled floor. PVCu opaque double glazed window. Fully tiled walls. Wall light with shaver point. Radiator. 3 Piece suite in white comprising pedestal wash hand basin, WC and double ended 'spa' bath with shower attachment.

EXTERNALLY

Front close boarded fenced lawned garden. Side lawned garden. Beyond the side lawned garden are two entrance drives, the furthest of which has a '**Right of Way**' over and which leads to the land at rear that belongs to the neighbour. Rear lawned garden. Ample private car parking. **From the gardens far reaching rural views are enjoyed.** OUTSIDE LIGHT. L.P. GAS STORAGE TANK.

DETACHED GARAGE 21' 9" x 11' 1" (6.62m x 3.38m) Concrete block built with 2 power points. Power and lighting. Double door access.

FORMER GARAGE/STORE SHED 17' x 8' 7" (5.18m x 2.61m) Brick built. In dis-repair.

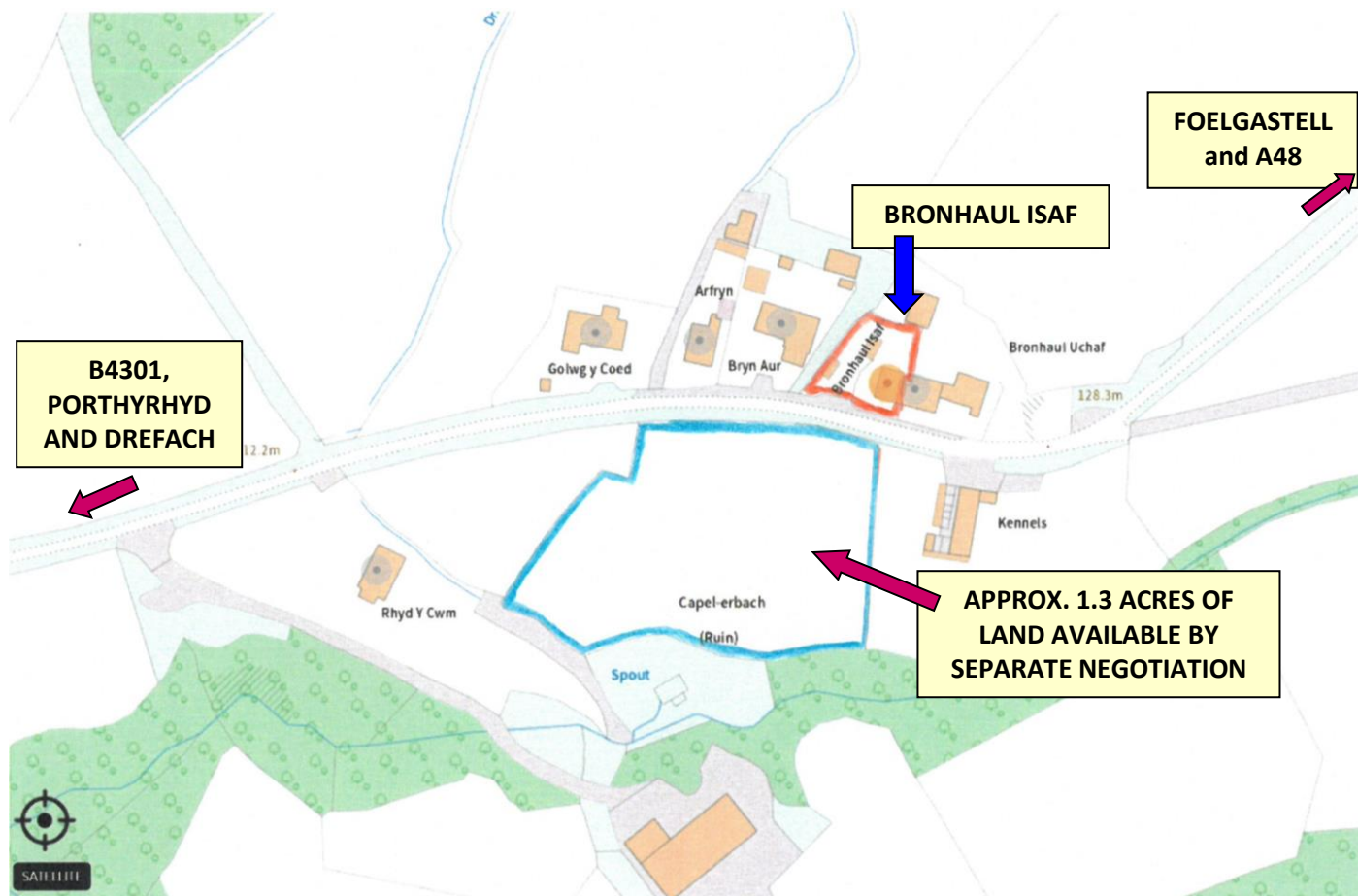
LAND AVAILABLE BY SEPARATE NEGOTIATION

On the opposite side of the road to the dwelling lies a field laid to pasture of which approximately 1.3 acres is available by separate negotiation.









NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - Upon entering **Porthyrhyd** from the **Carmarthen** direction, take the **B4310** road **past** the 'Spar' shop towards **Drefach/Tumble** and having travelled for **¾ of a mile** **turn left** just after 'The Mansel Arms' PH and right hand turning for Mynyddcerrig/'Garnffrwd Fishery' and **just before** the Drefach road sign and bus stop - **signposted Foelgastell**. Travel up this road **passing** the right hand turning for 'Heol Dan Yr Allt' and after a **third of a mile** the property will be found on the **left hand side**.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

SERVICES: - Mains electricity and water. Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D 2025/26 = £2,169.95p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

14.05.2025 - REF: 7042